



NOTICE

From the
Office of the Assessor
and the
Department of Planning and Land Use

An Assessor's Parcel may not be a Legal Lot

***Please be aware of the legal status of property prior to purchase or sale. Not all
Assessor's Parcels are eligible to be separately sold or developed.***

Assessor's Parcel:

An Assessor's Parcel is an area of land delineated on a map by the County for the sole purpose of collecting taxes on property. Each Assessor's Parcel is assigned a number (the Assessor's Parcel Number or APN) that corresponds to a location on a page in a book of maps maintained by the Assessor's office. An Assessor's Parcel may or may not constitute a legally separate lot (a "legal lot") authorized for separate sale or development. A single legal lot may be comprised of several Assessor's parcels.

Legal Lot:

A "Legal Lot" is an area of land that was created as a separate lot in a manner consistent with the requirements of the California Subdivision Map Act (SMA) and the County Subdivision Ordinance. Such lots are generally eligible to be separately sold and developed. The most common method by which a legal lot may be created, is through the recordation of an approved Parcel Map or Final Map. It may also be possible to demonstrate that a Legal Lot was created by a conveyance which split it off from a parent parcel, prior to the time when an approved subdivision map was required by the SMA and/or the Subdivision Ordinance. It must also be shown that once created, "Legal Lot" status was not lost due to merger, boundary adjustment, or other process. This may be established by obtaining a Certificate of Compliance from the Department of Planning and Land Use.

Should you wish to have a legal status determination for a particular property, please contact the Department of Planning and Land Use at 858-565-5981 for a Certificate of Compliance application.